

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
May 23, 2002

Commissioners present:

Cynthia Olson – Acting Chair
Patrick Decker
Tia Peycheff
Jacqueline Powers
Absent: Johnson and Bigler

Staff present:

James Cutts, Community Development Director
Ron Hough, Comprehensive Planning Manager
Dennis Lewis, Senior Planner
Marc Amrine, Associate Planner
William Vlcek, Public Works Director
William Franz, Engineering Services Manager

Others present:

Ruth Ross, Councilmember Liaison

SUMMARY OF THE MAY 23, 2002, MEETING MINUTES

Public Hearings:

Six-Year Transportation Improvement Plan (TIP)

Public Works staff gave a presentation on the 35 TIP projects totaling \$67,611,000. A public hearing was conducted. No public was present and no testimony was received. The Commission recommended City Council approval of the TIP.

Heritage Park II Municipal Annexation

Associate Planner Amrine explained the annexation process for this small area south of the existing site of the future Heritage Park. The Commission forwarded the staff recommendations on Comp. Plan and zoning to City Council.

Work Sessions:

Development Regulations Update

Senior Planner Lewis presented proposed amendments to Title 21, highlighting significant changes. The next work session will be held on June 13th.

2002 Plan Amendments Study List – Continued discussion of specific proposals

Associate Planner Amrine informed the Commission that the City Council decision on the final Study List had been postponed – probably to the May 28th meeting. Staff will continue to work on proposals that are most likely to be included on the final Study List.

CALL TO ORDER

Acting Chair Olson called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES

Commissioner Powers moved to approve the May 9, 2002, minutes. The motion was seconded by Commissioner Decker, and carried unanimously.

PUBLIC HEARINGS

Six-Year Transportation Improvement Plan

Bill Franz, Dept. of Public Works, explained the proposed Six-Year Transportation Improvement Plan (TIP), for 2003-2008. Mr. Franz noted that there are 35 projects totaling \$67,611,000. It is staff's recommendation that the TIP be approved and forwarded to City Council for approval. At the conclusion of his presentation, staff responded to questions from the Commissioners.

Commissioner Decker inquired about the location of the I-5/196th pedestrian bridge. Mr. Franz explained that it parallels the crossing of I-5 at 196th, connecting on the west side of I-5 to the Interurban Trail and ending on the eastside of I-5. Mr. Decker also had questions and concerns about Maple Road improvements east of 44th Avenue to Alderwood Mall Boulevard. Public Works Director Vlcek responded to his concerns, noting that the majority of east/west corridors in Lynnwood are exactly like Maple Road with homes and driveways on both sides.

Commissioner Powers asked if a traffic study was done to determine the need for a traffic signal at 66th and 212th, since that intersection seemed to work well the way it is. Mr. Vlcek explained the process undertaken for consideration of a traffic signal and this signal met the necessary criteria.

Commissioner Powers inquired about project funding for some of the Alderwood Mall projects. Staff responded that the projects are mostly funded by the mall as mitigation for traffic impacts that will result from the redevelopment. Additionally, the mall contributed substantially to the improvements on the east side.

Staff responded to Commissioner Psycheff's questions on the Intelligent Traffic System (ITS) by explaining that it is a system of detecting traffic by cameras to control the signals. The system is run from City Hall and enables staff to change the system instantly when necessary. About half of the signals have been equipped with the ITS.

Staff explained that traffic signals are not installed until grant funding becomes available and the signals must be on the TIP to be considered for funding.

Acting Chair Olson opened the public hearing for the Six-Year Transportation Plan. No public comments were offered and the hearing was then closed. Commissioner Decker moved to recommend City Council approval of the City of Lynnwood's Transportation Improvement Program. Commissioner Powers seconded the motion and it passed unanimously.

Heritage Park II Municipal Annexation

Associate Planner Amrine explained that the annexation area is located immediately south of the site of the future Heritage Park and will become part of the park. Staff was directed by City Council on April 22, 2002, to process this annexation and bring the property into the City. Staff is recommending that the City designate the parcel "Parks, Recreation and Open Space (PRO)" on the Comprehensive Plan and zone it "Public (P-1)", which will be consistent with the rest of the Heritage Park site.

At the conclusion of Mr. Amrine's presentation, Acting Chair Olson opened the public hearing. No testimony was offered and the hearing was closed.

Commissioner Powers moved that the Planning Commission forward the following Comprehensive Plan and Zoning recommendations to the City Council for application upon annexation into the City of Lynnwood:

- (1) That the Comprehensive Plan designation for the Heritage Park II Municipal Annexation Area be ***Parks, Recreation and Open Space (PRO)***, and
- (2) That the Annexation Area be zoned ***Public (P-1)***.

The motion was seconded by Commissioner Decker and passed unanimously.

DIRECTOR'S REPORT

Planning Manager Hough reported on the following City Council activities:

May 13 – Public Hearing on Plan Amendment Study list. Council took testimony but made no decision on the Study List. Master Builder's Association representative, David Toyer and Judith Stoloff, Snohomish County, requested that the 60/40 goal be reconsidered and Planning Commission Liaison Decker advised the Council that the Commission is also recommending

reconsideration. Jeff Palmer addressed the Council regarding Kingsbury Mobile Home Park. The Council's next opportunity to take action on the Study List will be on May 28. However, a Special Work Session will be held following that meeting for more discussion with the final decision moved to June 10. The Planning Commission's public hearing on all proposals will be rescheduled to July 11 to provide the necessary time for advertising and staff work.

May 15 – Work session on Development Regulations Update. The Planning Commission has scheduled a public hearing on all proposed amendments on June 27.

The Draft Tree Ordinance was scheduled for discussion this evening but has been postponed to June 13th to provide additional time for staff review.

Community Development Director Cutts reported on the expansion of the Alderwood Mall noting three major additions to the Mall expected to be finished in the fall of next year: 1) the Terraces 2) interior remodeling, and 3) Nordstroms and parking structures.

WORK SESSION

Development Regulations Update

Senior Planner Lewis reported that, during the May 15th Council Work Session, staff received positive feedback on the content of the project to date. Lewis reviewed the significant changes to Chapters 21.04, 21.18 and 21.46 as provided in the staff report. Most of the proposed changes were obvious and not controversial. Lewis added that there is a deadline of September 1, 2002, for local jurisdictions to include Secured Transition Facilities (sexual predator housing) in their development regulations. If the deadline is not met, flexibility for the City to direct those uses within the community will be lost and implemented by the State. At the conclusion of his presentation, Lewis advised that he would provide another update on June 13th, followed by a public hearing on June 27th.

Commissioner Peycheff noted that the first paragraph of 21.04.015 should be changed to read: and Growth Management Hearings Board decisions. Ms. Peycheff inquired about whether or not allowing certain pervious pavements in parking areas in the City has been considered. Mr. Lewis responded that the parking issue has not been dealt with in any detail, but staff is fully aware of this necessity and expects to spend considerable time on the issue.

2002 Plan Amendments Continued discussion of specific proposals.

Associate Planner Amrine informed the Commission that the City Council has postponed its decision on the final Study List until at least June 10. The Planning Commission's public hearing on this issue has been rescheduled to July 11th. Staff will continue to work on the proposed amendments they feel are most likely to be included on the final List.

Ms. Peycheff noted that part of the rationale for at least two of the recommendations was to avoid spot zoning, and that is precisely what 60/40 results in.

UNFINISHED BUSINESS

Commissioner Decker reported that he attended the City Council hearing on the Plan Code Amendments recommendation on May 13 and testified as a citizen to include the 60/40 goal for continued discussion. He feels there are many points of this issue that need clarification, especially the criteria used when making decisions.

Decker also reported that, during Central Business District (CBD) meetings he has attended recently, the viability of commercial and other entities within the CBD was discussed. Changes such as traffic mitigation will be necessary in order to make these entities viable.

Mr. Hough reported that there has been no progress in filling the vacant Planning Commissioner position. The vacancy will be advertised in the upcoming "Inside Lynnwood" and hopefully some interest will be generated.

INFORMATION ITEM

Upcoming Commission Meetings

Planning Manager Hough reported the following changes to the proposed meeting agenda:

- June 13 – add: Draft Tree Regulations (postponed from May 23)
tentative: Environmental Element – Review updated draft if approved on Study List
- July 11 tentative: College District Plan

At the Mayor's request, Neighborhood Planning will be removed from the Commission's June and July agendas.

ADJOURNMENT

Commissioner Powers, seconded by Commissioner Psycheff, moved to adjourn. The motion carried, and the meeting adjourned at 8:55 p.m.



Dave Johnson, Chair